006.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	947,600 / 947,600
					USE VALUE:	947,600 / 947,600
					ASSESSED:	947,600 / 947,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		FREEMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCARO ROBERT C & PATRICIA A &	
Owner 2:	SCARO ROBERT C JR	
Owner 3:		
Street 1:	15-17 ORVIS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	SCARO ROBERT C & PATRICIA A -
Owner 2:	-
Street 1:	61 FREEMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,039 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2696 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3039.000	538,700		408,900	947,600
Total Card	0.070	538,700		408,900	947,600
Total Parcel	0.070	538,700		408,900	947,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.55 | /Parcel: 351.5

Legal Description

User Acct 5194

GIS Ref

GIS Ref

Insp Date 10/21/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 006.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	538,800	0	3,039.	408,900	947,700	947,700	Year End Roll	12/18/2019
2019	104	FV	401,600	0	3,039.	434,500	836,100	836,100	Year End Roll	1/3/2019
2018	104	FV	401,600	0	3,039.	316,900	718,500	718,500	Year End Roll	12/20/2017
2017	104	FV	376,300	0	3,039.	276,000	652,300	652,300	Year End Roll	1/3/2017
2016	104	FV	376,300	0	3,039.	235,100	611,400	611,400	Year End	1/4/2016
2015	104	FV	334,700	0	3,039.	230,000	564,700	564,700	Year End Roll	12/11/2014
2014	104	FV	334,700	0	3,039.	189,100	523,800	523,800	Year End Roll	12/16/2013
2013	104	FV	348,500	0	3,039.	179,900	528,400	528,400		12/13/2012

!552!

PRINT

Date	Time
12/10/20	16:19:18

LAST REV

Date	Time
11/06/17	08:05:43

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 552

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCARO ROBERT C	1462-52		10/31/2014	Family	1	No	No		
	803-185		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5194
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2016	1191	Porch	18,900					rebuild porch
5/4/1994	162	Manual	2,900					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
5/6/2009	Measured	197	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	263	PATRIOT
10/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3039		Sq. Ft.	Site		0	80.	1.68	1									408,935						408,900	

Total AC/HA: 0.06977 | Total SF/SM: 3039 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 408,935 | Spl Credit | Total: 408,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08823037
Const Adj.:	0.98990101
Adj $ / SQ:	183.131
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661795
Depreciation:	123094
Depreciated Total:	538701

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

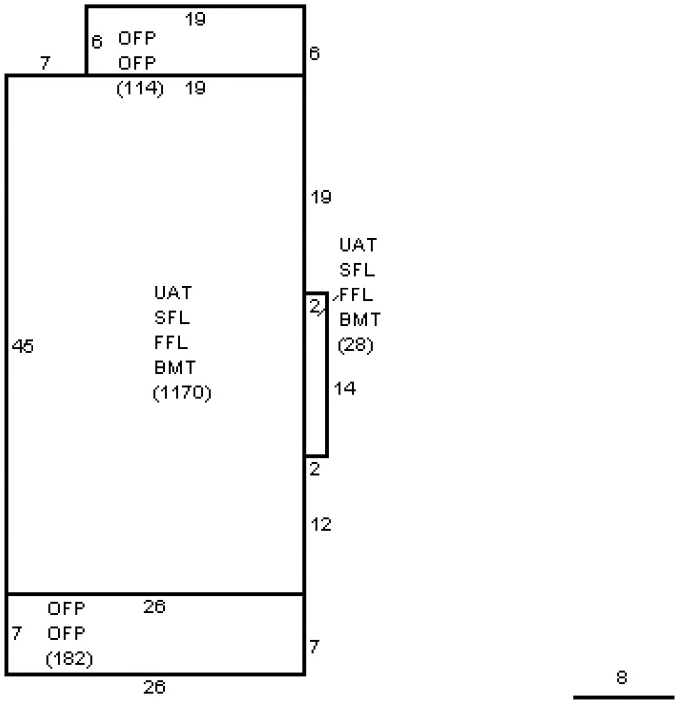
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.13
Special Features:	0	Val/Su Net:	120.08
Final Total:	538700	Val/Su SzAd	224.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,198	54.940	65,817
FFL	First Floor	1,198	183.130	219,391
SFL	Second Floor	1,198	183.130	219,391
OFP	Open Porch	592	19.090	11,303
UAT	Upper Attic	300	128.190	38,393
	Net Sketched Area:	4,486	Total:	554,295
Size Ad	2396	Gross Are	5384	FinArea 2696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	